

Industrial Vacant Land Sale Study - Roll Year 2023 - City of Wyoming Assessor's Office													
Sale Period 4/1/2019 through 3/31/2022													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	2022 SEV	Ratio	Net Land SF	Net Acres	Zoning	Land Table	SP/SF	Notes
41-17-25-300-003	5000 Clyde Park Ave SW	12/29/2020	\$1,000,000	CD	\$1,014,800	257,400	25.36%	219,081	5.03	I-1	I_131	\$4.63	Cost added to raze transit whs, bought by owner of adjac prop, permit issued for 100,000 sf whs addn.
41-17-24-177-016	3933 Clay Ave SW	6/15/2021	\$200,000	WD	\$200,000	57,300	28.65%	48,787	1.12	I-2	I_131	\$4.10	Visibility easement on western wedge of property for two sided billboard on adjac property. Is there income from this easement?
41-17-25-300-055	5184 Clay Ave SW	12/18/2019	\$765,000	WD	\$765,000	271,700	35.52%	231,216	5.31	I-2	I_131	\$3.31	Parking for adjac parcel to the south. Has a sub-station in south west corner of parcel w/access drive off Clay.
41-17-36-351-015	5920 Clyde Park Ave SW	10/16/2020	\$890,000	WD	\$890,000	396,700	44.57%	337,590	7.75	I-1	I_131	\$2.64	Flag lot with only 67.85' on Clyde Park Ave.
41-17-24-201-007	300 36th St SW	2/25/2022	\$5,250,000	WD	\$5,250,000	3,924,700	74.76%	3,340,180	76.68	I-2	I_131	\$1.57	Sold by Brownfield Authority, 2022 SEV calculated at \$2.35/sf.
					\$1,855,000	\$725,700	39.12%	1.27808					
41-21-02-600-002	1240 60th St SW	04/12/21	\$180,000	WD	\$180,000	87,200	48.44%	74,250	1.70	I-1	I_GZP	\$2.42	After sale drive paved on west side of parcel for easement to access 1250 60th St SW.
41-21-02-600-006	1486 60th St SW	03/26/21	\$275,000	WD	\$275,000	138,200	50.25%	117,597	2.70	I-1	I_GZP	\$2.34	SE corner of Valduga & 60th St.
41-21-02-600-014	6172 Valduga Dr SW	10/29/20	\$620,000	WD	\$620,000	313,800	50.61%	267,091	6.13	I-1	I_GZP	\$2.32	90,000 sf multi-tenant building to be built.
41-21-02-600-010	1250 60th St SW	12/04/20	\$900,000	WD	\$900,000	456,800	50.76%	710,028	16.30	I-1	I_GZP	\$1.27	Deductions given for undeveloped access and low/wet. Permit issued for new 133,625 sf spec whs style bldg after sale.
41-21-02-600-011	6147 Valduga Dr SW	09/27/19	\$495,000	WD	\$495,000	253,400	51.19%	215,622	4.95	I-1	I_GZP	\$2.30	100,416 sf multi-tenant building to be built.
41-21-02-600-005	1562 60th St SW	06/17/19	\$325,000	WD	\$325,000	209,900	64.58%	178,596	4.10	I-1	I_GZP	\$1.82	Frontage on 3 streets: Burlingame, 60th, Valduga.
41-21-02-600-015	6192 Valduga Dr SW	10/29/20	\$380,000	WD	<u>\$380,000</u>	<u>258,900</u>	<u>68.13%</u>	220,364	5.06	I-1	I_GZP	\$1.72	Undeveloped access at time of sale. Will require access easement over parcel to north. +/-40% wooded. Appears to be low in SE corner. Multi-tenant whs style bldg planned.
					\$3,175,000	\$1,718,200	54.12%						
41-18-18-326-053	3500 Jefferson Ave SE	02/21/20	\$135,000	WD	\$135,000	27,800	20.59%	30,000	0.69	I-1	I_RBC	\$4.50	Bought by owner of adjac property (-013), combined with after sale.

Conclusions
I_131: Sale ratios consintently below 50%. Raise typical rate to \$3.00/sf for 2023.
I_GZP: Sale ratios consistently at or above 50%. No change for 2023.
All other industrial land tables: No change for 2023.